

**ADDENDUM #9 TO:
ENGINEER'S REPORT
FOR**

**ZONE OF BENEFIT #169
DRY CREEK PARK
COUNTY SERVICE AREA #28**

PLACER COUNTY, CALIFORNIA

Date of Addendum #9:	February 26, 2022
Date of Original Report:	September, 2001

Prepared By:



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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Brookwood Estates subdivision is an approved single family residential tentative subdivision map. The project is located south of PFE Road, about ¾-mile east of the intersection of PFE Road and Walerga Road, in unincorporated west Placer County. The 17-lot Planned Development is situated on approximately 8.5 acres, and is located within the Dry Creek / West Placer Community Plan area.

In April 2006, the Placer County Planning Commission took action to approve the Vesting Tentative Subdivision Map and Conditional Use Permit for the Brookwood Estates residential development project, permitting development of 16 lots on the 8.5 acre parcel. In August 2007 the Planning Commission took action to modify the Vesting Tentative Subdivision Map to allow an increase of one lot, for a total of 17 residential lots. In 2016, 2018 and 2020 the Planning Commission took actions to approve two year extensions of time for the Tentative Subdivision Map, with the 2020 extension being the final extension to be granted, with the Tentative Subdivision Map expiration set for May 8, 2022.

Condition of Approval No. 27 requires that the project construct a public trail through the project, Condition of Approval No. 40 requires that the project construct a public Class 1 trail along the project's PFE Road frontage, and Conditions of Approval No. 41, 46 and 47 require, among other things, that the two public trails be annexed into CSA No. 28, Zone of Benefit 169 (ZOB 169) to fund maintenance of the trails in accordance with the Dry Creek/West Placer Community Plan.

The following services are funded by CSA 28 ZOB 169:

- A. Park Maintenance
- B. Trail Maintenance
- C. Landscape Median
- D. Open Space
- E. Administrative Costs
- F. Capital Replacement

This CSA will levy a charge to each residential lot within the Zone of Benefit to fund the services.

Should the Board of Supervisors abolish the CSA, the project Homeowners' Association would be responsible for these services.

II. LEGAL REQUIREMENTS

In November 1996, the voters of California approved Proposition 218, which changed the assessment law governing benefit zones. Among these changes was a requirement that an Engineer's Report, prepared and signed by a registered Professional Engineer in the State of California, must support the assessment. This report complies with that requirement.

All of the residential lots in the Brookwood Estates development are to be assessed an equal amount of the total assessment, prorated for the share of costs attributable to the Brookwood Estates subdivision relative to all lots and lands within the Dry Creek/West Placer Community Plan Area subject to the benefits of public parks and trails.

Engineer's Statement:

An Assessment Diagram is attached as Exhibit C showing the boundaries of the Zone of Benefit No. 169 of County Service Area No. 28. Each assessed lot is described in the attached Roll by reference to its assessment number as shown on the Assessment Diagram.

A more particular legal description of the property ("Brookwood Estates") being annexed into the Zone of Benefit is included on attached Exhibit A and depicted on attached Exhibit B.

Dated: 02/26/2022 By: 
Daniel D. Dottai, PE #54922



III. BOUNDARIES OF ZONE OF BENEFIT #169 OF COUNTY SERVICE AREA #28

The Zone of Benefit diagram referencing the following:

1. See Exhibit “A” for a legal description of the exterior boundary of the property (“Brookwood Estates”) being annexed into the Zone of Benefit.
2. See Exhibit “B” for a legal plat (depiction) of the property (“Brookwood Estates”) being annexed into the Zone of Benefit.
3. See Exhibit “C” for a depiction of the boundary of the Zone of Benefit, including the property (“Brookwood Estates”) being annexed into the Zone of Benefit.

Exhibit “A”
Legal Description

EXHIBIT "A"
ANNEXATION TO CSA 28, ZOB 169
BROOKWOOD ESTATES
PLACER COUNTY, CA, APN 023-260-034

ALL THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M., IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. **BEGINNING** AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF, SAID NORTHEAST CORNER BEING ON THE CENTERLINE OF P.F.E. ROAD; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, SOUTH 87°49'54" WEST 330.01 FEET;
2. THENCE SOUTH 01°40'35" EAST 1110.12 FEET TO THE COUNTY LINE BETWEEN PLACER COUNTY AND SACRAMENTO COUNTY;
3. THENCE ALONG SAID COUNTY LINE, SOUTH 86°13'26" EAST 330.96 FEET TO THE EAST LINE OF SAID WEST ONE-HALF;
4. THENCE ALONG SAID EAST LINE, NORTH 01°38'58" WEST 1144.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 8.53 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL TO THE NORTH LINE OF SAID SECTION 17, AS SHOWN ON THAT CERTAIN FINAL MAP OF "MORGAN RANCH PHASE 1" FILED IN BOOK DD OF PARCEL MAPS AT PAGE 1, PLACER COUNTY RECORDS, SHOWN THEREON TO BE NORTH 87°49'54" EAST.

THE ATTACHED PLAT ENTITLED "EXHIBIT B" IS MADE A PART OF THIS LEGAL DESCRIPTION.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

END OF DESCRIPTION


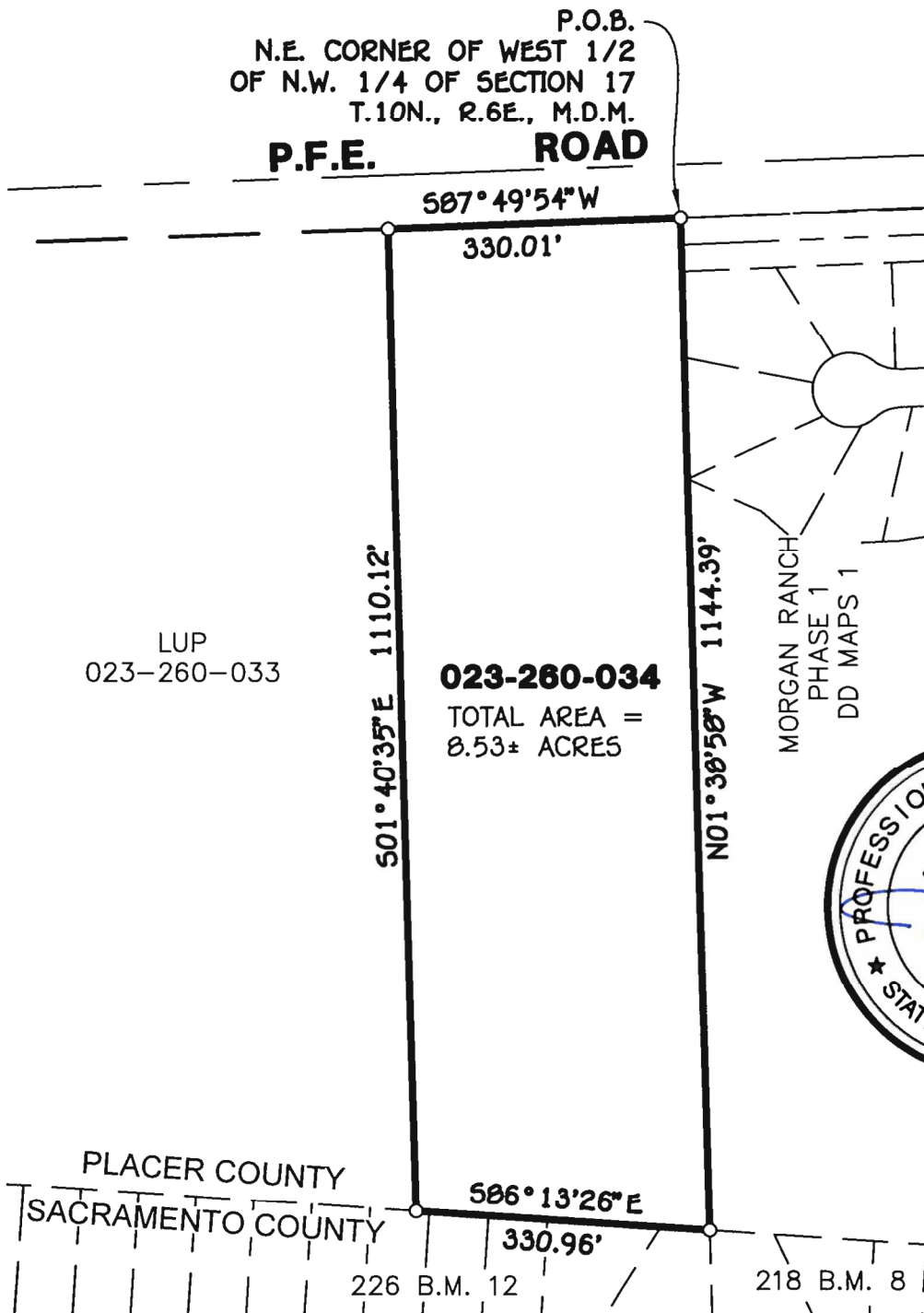

WRITTEN BY: JIM C. KOO, PLS 7829
EXP. DATE: DECEMBER 31, 2022
DATE PREPARED: NOVEMBER 17, 2021



Exhibit “B”
Legal Plat

EXHIBIT "B"
BROOKWOOD ESTATES
COUNTY SERVICE AREA No. 28, ZONE 169
COUNTY OF PLACER, STATE OF CALIFORNIA



0 200
SCALE: 1"=200'



SHEET 1 OF 1

DRAWN BY: DKL	CHECKED BY: JCK
DATE: 11/17/2021	
SCALE: 1" = 200'	
JOB NO. 2428-00-1422	

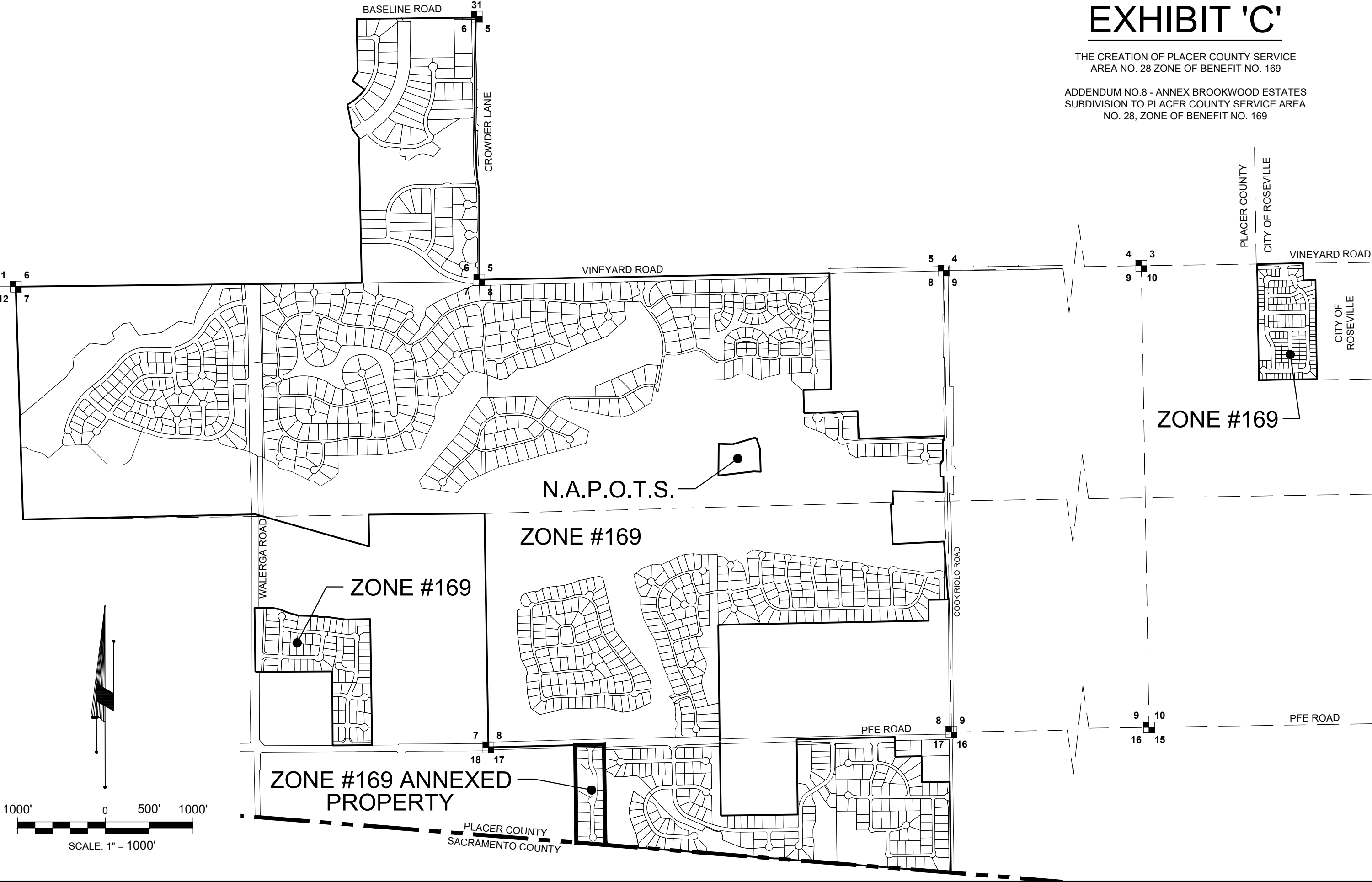
**B BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

Exhibit “C”
Zone of Benefit Boundary

EXHIBIT 'C'

THE CREATION OF PLACER COUNTY SERVICE
AREA NO. 28 ZONE OF BENEFIT NO. 169

ADDENDUM NO.8 - ANNEX BROOKWOOD ESTATES
SUBDIVISION TO PLACER COUNTY SERVICE AREA
NO. 28, ZONE OF BENEFIT NO. 169



IV. BASIS OF ANNUAL ASSESSMENT
DRY CREEK COUNTY SERVICE AREA
ZONE 169 SERVICE

Dry Creek Park CSA 28 – ZOB 169
Brookwood Estates

Category	Item	Inventory	Unit of Measurement	Unit Cost FY 2021-22	Extended Cost
A. Park Maintenance	Dry Creek	26.0	Acres	\$14,578.12	\$379,031.12
	Morgan Creek Park/Playground	1	Lump Sum	\$7,361.02	\$7,361.02
	Doyle Ranch Park	4.6	Acres	\$17,988.12	\$82,745.35
B. Trail Maintenance	Paved trail major maint. (surfacing & striping)	230,484	Square Foot	\$0.25	\$57,621.00
	Paved trail routine maintenance	29,780	Lineal Foot	\$0.75	\$22,335.00
	Decomposed granite trail	24,824	Square Foot	\$0.21	\$5,302.50
	Detached sidewalk/path (concrete)	95,122	Square Foot	\$0.20	\$19,249.04
	Dirt trail	65,826	Square Foot	\$0.12	\$8,140.40
	Class 1 – greenway trail	21,120	Lineal Foot	\$0.75	\$15,840.00
C. Landscape Median	Median	129,611	Square Foot	\$0.47	\$61,431.04
D. Open Space	Creekview Ranch Middle School	10	Acres		
	Doyle Ranch	68	Acres		
	Morgan Creek	71	Acres		
	Riolo Greens	29	Acres		
	Sun Valley Oaks	18	Acres		
	Vargas	12	Acres		
	Open Space Total	208	Acres	\$354.10	\$73,652.80
E. Steet Light	Intersection of PFE Rd and Canopy Tree St	1	Lump Sum	\$372.68	\$372.68
Subtotal A - E					\$733,081.97
F. Administrative Cost	Administrative labor		Lump Sum	\$15,119.79	\$15,119.79
	Insurance		Lump Sum	\$4,535.15	\$4,535.15
	Tax roll collection charges		Lump Sum	\$8,444.66	\$8,444.66
	Flood reserve, 5%		Percentage		\$36,654.10
	Contingency, 10%		Percentage		\$73,308.20
	Capital replacement		Lump Sum		\$90,172.74
Total A - F					\$961,316.60
Total/1510 parcels = new per parcel assessment					\$636.63

V. ASSESSMENT RATE AND METHOD OF ASSESSMENT

a. ASSESSMENT RATE

The rate of assessment for each lot is calculated, and is as follows:

CSA No. 28 Zone of Benefit No. 169

The assessment rate for 2021/22 tax year is proposed as follows:

Current ZOB 169 Funding (including Brookwood Estates)	\$ 961,316.60
Total Number of Parcels (including Brookwood Estates)	1,510
Annual Cost per Parcel	\$636.63
<hr/>	
Annual Cost per Parcel for Fiscal Year upon Annexation of Brookwood Estates	\$636.63

b. METHOD OF ASSESSMENT

Assessment will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the Zone of Benefit and will be deposited by the County in a separate fund on the name of "Zone of Benefit 169 of County Service Area 28". Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

Consumer Price Index Adjustment:

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year to reflect the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers. The amount of increase shall not exceed 5 percent in any one year. The Department of Facilities Services shall be responsible for making the necessary computation each year prior to May 1st and advising Placer County Auditor/Controller what the amount of change for Park and Trail Maintenance is to be for the next year as a result of the foregoing computations.

VI. ASSESSMENT ROLL

The proposed assessment roll for the Zone of Benefit is as follows:

ASSESSMENT NO.	PROPERTY OWNER
1,494 – 1,510	Brookwood Estates LLC, Sukhbir Brar, Manager 1500 Woodgrove Way Roseville, CA 95661 Assessor's Parcel Numbers for the property being annexed into Zone #169, CSA #28 (APN: 023-260-034)
1 - 1,493	Existing Parcels within CSA #28 Zone #169